

# Warranty Deed

THIS INDENTURE, made and entered into this 4th day of June 2001

by and between Brian A. Rankins and wife, Tracy L. Rankins, joint tenants with right of survivorship.

of the first part, and Frederick Griffin and wife, Annie Griffin

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the second part of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Walls County of DeSoto State of MS

Land situated in DeSoto County Mississippi to wit:

Lot 19, Section B, Hillsvew Subdivision located in Section 19, Township 1 South, Range 8 West, DeSoto County Mississippi, as recorded in Plat Book 27, Page 37-39, in the office of the Chancery Clerk of DeSoto County Mississippi to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to grantor, Brian A. Rankins and wife Tracy L. Rankins, herein by Warranty Deed of record at Book Number 312, Page 485, dated February 13, 1997, filed February 19, 1997, in the Chancery Clerk's Office of DeSoto County Mississippi.

STATE MS.-DESOTO CO.  
FILED

Nov 8 10 17 AM '01

BK 402 PG 736  
WARRANTY DEED CLK.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for 2001 Desoto County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 27, Page 37-39, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

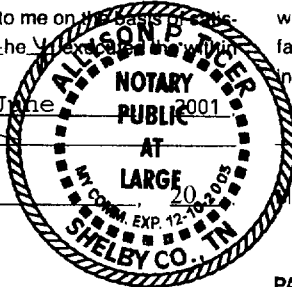
Brian A Rankins  
Brian A. Rankins

Tracy L Rankins  
Tracy L. Rankins

**INDIVIDUAL**STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }Personally appeared before me, Allyson P. Ticer  
a Notary Public of said County and State, Brian A. Rankins  
Tracy L. Rankins, the within named bargainor,  
with whom I am personally acquainted (or proved to me on the basis of satis-  
factory evidence), and who acknowledged that he executed the within  
instrument for the purposes therein contained.Witness my hand, at office, this 4th day of June, 2001.

Notary Public

My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**INDIVIDUAL**STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }Personally appeared before me, \_\_\_\_\_,  
a Notary Public of said County and State, \_\_\_\_\_,  
the within named bargainor,  
with whom I am personally acquainted (or proved to me on the basis of satis-  
factory evidence), and who acknowledged that he executed the within  
instrument for the purposes therein contained.Witness my hand, at office, this 4th day of June, 2001.

Notary Public

My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**ATTORNEY IN FACT**STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me  
personally appeared \_\_\_\_\_,  
to me known (or proved to me on the basis of satisfactory evidence) to be the  
person who executed the foregoing instrument in behalf of \_\_\_\_\_acknowledged that he executed the same as the free act and deed of  
said \_\_\_\_\_.

Witness my hand, at office, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public

My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**PARTNERSHIP**STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }Before me, \_\_\_\_\_, a Notary  
Public of said State and County aforesaid, personally appeared \_\_\_\_\_,  
with whom I am personally acquainted  
(or proved to me on the basis of satisfactory evidence), and who, upon oath,  
acknowledged himself (or herself) to be a partner of \_\_\_\_\_the within named bargainor,  
a partnership, and that he as such partner, executed the foregoing instru-  
ment for the purpose therein contained, by signing the name of the partner-  
ship by himself (or herself) as partner.

Witness my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public

My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

File Number: E14682/RS  
Parcel Number: 1084-1905-0019**(FOR RECORDING DATA ONLY)**Property address: 8476 Cedar Lake Drive East  
Walls, MS 38680  
Mail tax bills to: (Person or Agency responsible  
for payment of taxes)~~EXISTING MORTGAGE~~ Frederick Griffin and Annie Griffin  
8476 Cedar Lake Drive East  
Walls, Ms. 38680This instrument prepared by: Equity Title & Escrow Co. of Memphis, LLC  
6373 Quail Hollow Road, Suite 102  
Memphis, Tennessee 38120State tax..... \$ 883.83

Register's fee.....

Recording fee..... 66.00

Total .....

T.G. #

Return to:

Prepared by and return to:  
Equity Title & Escrow Co.  
6373 Quail Hollow Road, Suite 102  
Memphis, Tennessee 38120  
901-374-0089Prepared by and return to:  
Equity Title & Escrow Co.  
6373 Quail Hollow Road, Suite 102  
Memphis, Tennessee 38120Property Owner's Name and Address  
Frederick Griffin  
Annie Griffin  
8476 Cedar Lake Drive East  
Walls, MS 38680Grantor: Fredrick and Annie Griffin  
8476 Cedar Lake Drive East  
Walls, MS. 38680 # (W) 662-741-2395 naGrantee: Brian Rankins and Tracy Rankins  
P.O. Box 958  
Marion, AR. 72364 # (W) 901-537-1966 naI, or we, hereby swear or affirm that, to the best  
of affiant's knowledge, information, and belief,  
the actual consideration for this transfer or value  
of the property transferred, whichever is greater,  
is \$883.83, which amount is equal to or  
greater than the amount which the property  
transferred would command at a fair and volun-  
tary sale.

Affiant

Subscribed and sworn to before me this  
4th day of June, 2001.  
[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_